

Freda Eisenberg, Chair
Jacquie Leventoff, Vice Chair
George Nikolados, Treasurer
Anna Milucky, Secretary

Jill M. Weyer, Executive Director



Nancy Buck
Julian Dawson
Vicky Ferguson
Susan Harte
Alan Sorensen
Ira Steingart

MINUTES

Board Meeting

Hybrid Format: In-Person and via ZOOM

July 20, 2022

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg & Nancy Buck

ON ZOOM: Jacquie Leventoff, George Nikolados, Vicky Ferguson, Susan Harte, Ira Steingart, Alan Sorensen, and Julian Dawson

ABSENT: Anna Milucky

OTHERS PRESENT: In Person: Jill Weyer, Matt Lohry

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg at 8:03am

II. Approval of Bills to Pay

A motion was made by Ferguson, seconded by Steingart, all present approved the bills to be paid listed on the financial report.

III. Approval of Minutes

A motion was made by Buck, seconded by Nikolados, all present approved the minutes of the June 15, 2022 meeting.

IV. Resolutions

RESOLUTION TO APPLY FOR GRANT FUNDING THROUGH THE NEW YORK STATE LAND BANK INITIATIVE

WHEREAS, the New York State Office of Homes and Community Renewal recently announced the Phase I funding for the Land Bank Initiative to fund Land Bank Operations; and

WHEREAS, funding can be used for Operations, Property Maintenance for existing inventory, Technical Assistance and Pre-Development activities with a maximum request of \$200,000 per year, and up to \$600,000 over 3 years; and

WHEREAS, an application would be submitted for funds to assist with funding to carry out the mission of the Land Bank.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Land Bank Corporation that:

1. Jill Weyer, Executive Director, is authorized to execute any and all documents necessary to apply for the Phase I Land Bank Initiative and, if awarded, such grant is accepted.
2. This Resolution shall take effect immediately.

Moved by Harte, seconded by Ferguson, to approve with all remaining present carried and declared duly adopted by a vote of the board on a vote of 9 Ayes, 0 Nays.

V. Discussion

Board Assistance – Freda informed the board that Sims has stepped down and Jill received a resignation letter from Sims Foster, dated _____. Since we have a vacancy, Jill will work with Annie in the Legislative Office to promote the vacancy and obtain interest for new members. Sims also mentioned he would look for a replacement.

Volunteer Day & Key Bank Building– Jill explained the potential for a volunteer day to do a curb appeal project at the ATM building and there was a consensus of interest, so Jill will pull a couple weeknight dates from 4-6pm, late August – September, to see what date works for the Board to schedule the volunteer clean-up day. Sullivan Renaissance is willing to work with us and assist with volunteers to help out with the project. Jacquie asked about taking the building down and Jill gave an update on the timeframe of the redevelopment project and that she is gathering all the carrying costs to add to the projects, to ensure reimbursement. Freda mentioned there was also limited response on the pop-up opportunity in the Key Bank main building. She also mentioned the Restore NY and other State funding that was recently announced (DRI, NY Forward) and some potential projects. There was discussion of putting this project in as a Restore NY project and the need for a village resolution for support. Jill will reach out to Lorne at RUPCO to discuss timeframe and interest.

Board Retreat – Freda mentioned the first Board Retreat with Center for Community Progress and the hopes to get the Board together again to discuss mission and goals. Jacquie thought it was a great idea given the change in the housing market and Nancy expressed potential for expanding the target area. Jill was also thinking of adding the Strategic Plan to the LBI funding and will reach out to czb for a quote and gave an update on the County Housing Plan and will share the survey with the Board. Jill polled the group to see if there was interest in holding another board retreat to get additional input and guidance from the Board, as well as discuss resetting/expanding the focus area of the Land Bank.

Fundraising – Jill brought up the need to look at other fundraising opportunities and to solicit other organizations and committees for funding. Jill mentioned the need for landscaping at the new construction and the potential to fundraise or partner with Sullivan Renaissance, which led to the bigger conversation of non-restricted funds for a variety of items and homeowners responsibility versus land bank responsibility for landscaping the new homes. Foundational grants were applied for previously with additional staff when it was available, but capacity is now limited. Freda mentioned this could be part of the Board Retreat.

County Foreclosure – Jill let the Board know that Nancy gave her the village list but also that there is also a list of potential unsafe/environmental concerned properties that her staff compiled. Nancy let the Board know that the foreclosure auction will be held August 31st. Since the County extended its foreclosure, the Villages ended up with the properties but the County taxes are not wiped out, so it would be up to the County to wipe out taxes if the Land Bank were to acquire any. Nancy discussed the options the Villages have and will work with them on how the outstanding taxes will be addressed. Monticello has decided to pull their parcels but that taxes will still be due to the County. There are minimal parcels that County acquired in the Village outside of this and she will share. There are approximately 10 parcels on the potential demolition list to use the County funds for. Jill will work to get an estimate to see how many properties we could accomplish and which ones to request be pulled from the auction for demolition using County RUST funds.

VI. Public Comment

Matt Lohry from Callicoon Center attending the meeting after conversations with Jill about affordable housing in Sullivan County and interest in the organization and was just here to listen.

VII. Adjournment

The meeting was adjourned at 9:01 am upon a motion by Buck, seconded by Ferguson, with all present approving.